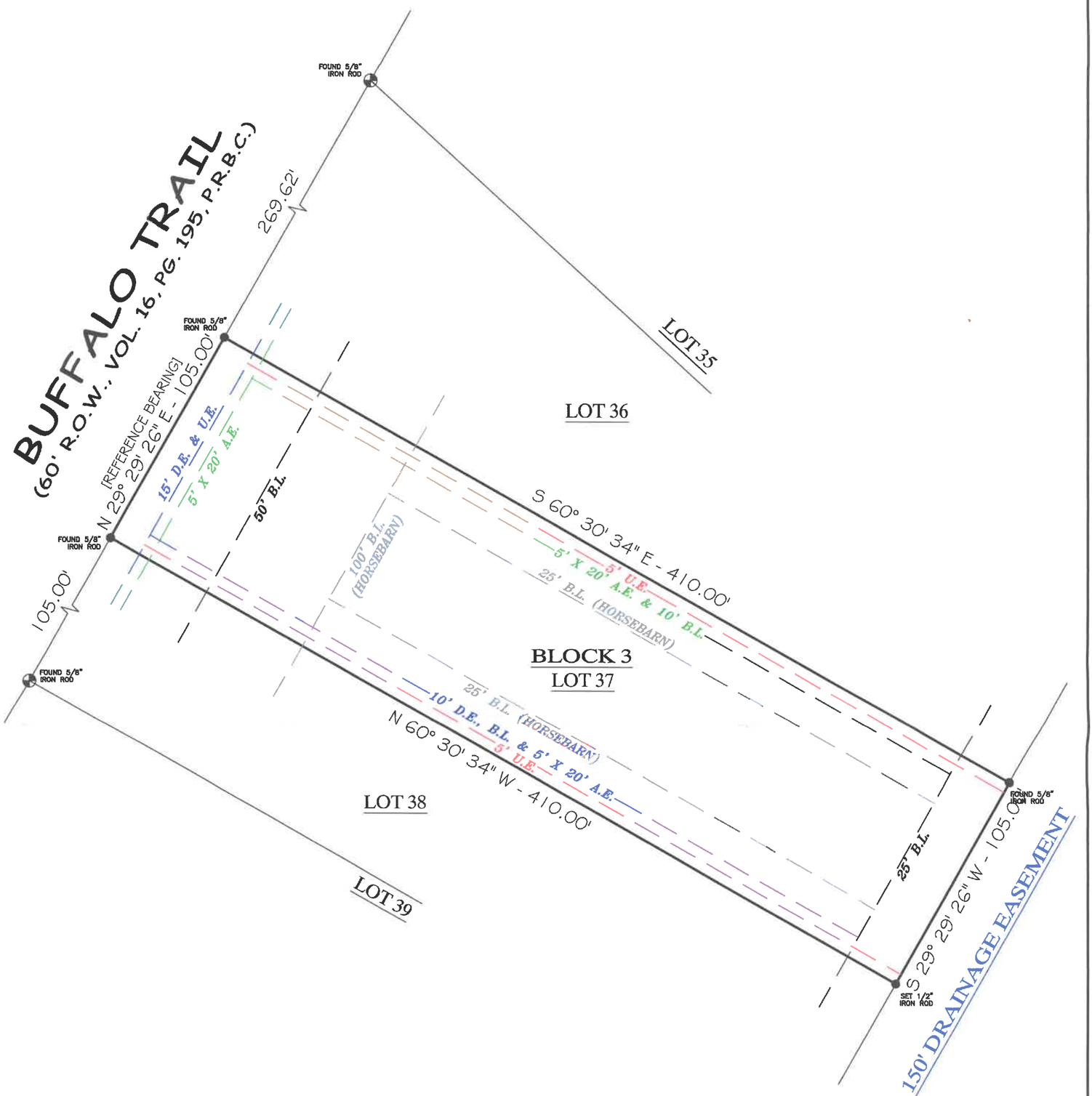
PIN POINT Surveying & Mapping, LLC
FIRM REGISTRATION NO. 10156700
PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373



LOT 37, BLOCK 3

BAR X RANCH S/D, SEC V

COMMUNITY NO: 485458 PANEL NO: 0585 SUFFIX: H ZONE: AE BASE: 27' MAP REVISED: 12/30/20

I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
1) BUILDING SET BACK LINES AND EASEMENTS PER PLAT & VOL. 1605, PG. 563 P.R.B.C.
2) BEARINGS ARE BASED ON THE NORTHWEST LINE OF BLOCK 3, BEING – N 29° 29' 26" E.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT. G.F. NO. ATCH24140152 DATE: 11/08/2024

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

W E S

0 50' 100'
0 1" 2"

PREPARED EXCLUSIVELY FOR: ALAMO TITLE

This is to certify that I have made an on the ground survey of the property located at:
471 BUFFALO TRAIL NEAR THE CITY OF ANGLETON, TEXAS.
Lot 37, in Block 3, BAR X RANCH, SECTION FIVE, a Subdivision in Brazoria County, Texas, according to the Map or Plat thereof recorded in Volume 16, Pages 195-198, of the Plat Records of Brazoria County, Texas.

Borrower(s):
LEON HOMES AND PROPERTIES, LLC.

Drawn by: ASMF
Job No.: 2024-0787
Request: ALAMO TITLE
Book No: PP0214
Scale: 1" = 50'
Date: 11/20/2024

LEGEND

ASPHALT
COVERED
CONCRETE
CHAIN-LINK
WOOD FENCE
U.E.
A.E.
B.L.
D.E.
CONTROLLING MONUMENT
CORNER
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
P.E. PIPELINE EASEMENT
I.R. IRON ROD
I.P. IRON PIPE

STATE OF TEXAS
REGISTERED
GEORGE K. LANE
6086
PROFESSIONAL
LAND SURVEYOR

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086